

FIRST AMENDMENT TO THE REPORT AND DECISION
ON THE APPLICATION OF 1000 WASHINGTON, INC.,
FOR AUTHORIZATION AND APPROVAL OF A PROJECT
UNDER MASSACHUSETTS GENERAL LAWS (TER. ED.)
CHAPTER 121A AS AMENDED, AND CHAPTER 652 OF
THE ACTS OF 1960, TO BE UNDERTAKEN AND CARRIED
OUT BY A CORPORATION ORGANIZED PURSUANT TO
M.G.L. CHAPTER 156B, AND APPROVAL TO ACT AS
AN URBAN REDEVELOPMENT CORPORATION UNDER
SAID CHAPTER 121A

On December 4, 1980, the Authority voted to adopted a Report and Decision on the Application of Teradyne, Inc., on behalf of 1000 Washington, Inc., for Approval of a Project under Massachusetts General Laws, Chapter 121A. The Project consists of the rehabilitation of the building located at 1000 Washington Street, known as the HUB Mail Building, and operation and maintenance of the ten-story building and basement into a high technology production facility.

On January 19, 1981, the Applicant submitted a request to amend their Application to provide for further zoning deviations not requested at the time the original Application was submitted; the project has not changed. The deviations requested are as follows:

1. Article 13 - Floor Area Ratio

The Code allows a F.A.R. of 2, which would permit a building of 80,012 square feet on the parcel. This project provides 243,426 square feet of area (excluding mechanical spaces as allowed by the code) or a F.A.R. of 6.08.

The project building was constructed prior to enactment of the

applicable code provision and is in compliance because of a "grandfather clause". However, the proposed project will add a new floor on the roof level to accommodate an employee cafeteria, and approval is needed to expand the floor area ratio for this use.

No problem is created by approval since the building will structurally support the addition, and there will be no change in the building footprint and site relationship.

2. Article 21 - Setback

<u>New Roof Top</u>	<u>Code Required</u>	<u>Project Need</u>
West	8.33 feet	2.0 feet
North	40.33 feet	34.0 feet

New Mechanical Room

South	3.0 feet	0.0 feet
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Elevator Extension

South	3.0 feet	0.0 feet
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The building is currently in nonconformance with the code. The requested deviation is for mechanical systems located on top of the building and required for the successful operation of the building. There will be no protrusion on public space.

3. Property Line Infringement

The proposed skin treatment would cause the building line to extend over the property line by .025 feet (3 inches) on the south facade and 0.44 feet (5 1/4 inches) on the west facade.

The infringement is necessary to allow a new skin to be placed on the building. The extension will be over the sidewalks abutting Mullins Way and Washington Street, and will be in the air beginning ten feet above ground level.

These change have met with the approval of the Boston Redevelopment Authority's staff, which it is believed requires more information from the applicant. The three items are minor and do not derogate from the purpose and intent of the Boston Zoning Code.

In the opinion of the Chief General Counsel, this Amendment does not represent a fundamental change and does not require a public hearing.

The Authority, therefore, hereby approves the "First Amendment to the Report and Decision on the Application of 1000 Washington, Inc., for the Authorization and Approval of a Project under Massachusetts General Laws (Ter. Ed.) Chapter 121A as Amended, and Chapter 652 of the Acts of 1960, to be Undertaken and Carried Out by a Corporation Organized Pursuant to M.G.L. Chapter 156 B and Approval to Act as an Urban Redevelopment Corporation under said Chapter 121A," and hereby consents to the Amendment to the Application and Report and Decision.

TERADYNE, INC.
183 Essex Street
Boston, Massachusetts

FIRST AMENDMENT TO
APPLICATION OF TERADYNE, INC.
FOR APPROVAL OF PROJECT UNDER
MASSACHUSETTS GENERAL LAWS, CHAPTER 121 A
AS AMENDED, AND THE ACTS OF 1960, chapter 652

Applicant: TERADYNE, INC., a Massachusetts corporation
183 Essex Street, Boston, Massachusetts 02110

121A Entity: 1000 WASHINGTON, INC., a Massachusetts corporation and wholly-owned subsidiary of Teradyne, Inc

PURPOSE

Pursuant to Appendix 10 of an Application heard and approved by the full board of the Boston Redevelopment Authority on October 16, 1980, applicant requested certain deviations from the Boston Zoning Code for completion of its project at 1000 Washington Street, Boston, Massachusetts.

Subsequent work on the project has revealed that four additional deviations from the Boston Zoning Code are necessary. The purpose of this First Amendment to Application is to request approval of these deviations.

ZONING DEVIATIONS REQUESTED

1. Article 13 - Floor Area Ratio

The Code allows a F.A.R. of 2, which would permit a building of 80,012 square feet on the parcel. This project provides 243,426 square feet of area (excluding mechanical spaces as allowed by the code) or a F.A.R. of 6.08.

2. Article 21 - Setback

<u>New Roof Top</u>	<u>Code Required</u>	<u>Project Need</u>
West	8.33 ft.	2.0 feet
North	40.33 ft.	34.0 feet
<u>New Mechanical Room</u>		
South	3.0 feet	0.0 feet
<u>Elevator Extension</u>		
South	3.0 feet	0.0 feet

ZONING DEVIATIONS REQUESTED (cont.)

3. Property Line Infringement

The proposed skin treatment would cause the building line to extend over the property line by .025 feet (3 inches) on the south facade and 0.44 feet (5¼ inches) on the west facade.

4. Article 23 - Off Street Parking

Approximately 208 off-street spaces would be required if the building use is assumed to be 50% office and 50% factory warehouse. The building lot will allow approximately 13 parking spaces.

NEED FOR AMENDMENT

1. Article 13 - Floor Area Ratio

The project building was constructed prior to enactment of the applicable code provision and is in compliance because of a "grandfather clause". However, the proposed project will add a new floor on the roof level to accomodate an employee cafeteria, and approval is needed to expand the floor area ratio for this use.

No problem is created by approval since the building will structurally support the addition, and there will be no change in the building footprint and site relationship.

2. Article 21 - Setback

The building is currently in nonconformance with the code. The requested deviation is for mechanical systems located on top of the building and required for the successful operation of the building. There will be no protrusion on public space.

3. Property Line Infringement

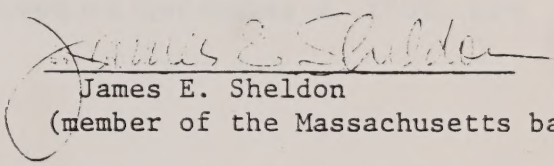
The infringement is necessary to allow a new skin to be placed on the building. The extension will be over the sidewalks abutting Mullins Way and Washington Street, and will be in the air beginning ten feet above ground level.

NEED FOR AMENDMENT (cont.)

4. Article 23 - Off Street Parking

The area available for parking is too small to accomodate the required spaces no matter how it is configured. Teradyne has made provision for 450 off-street employee parking spaces one block from the project site.

Approval of this First Amendment to Application and the zoning deviations is respectfully requested. Submitted on behalf of 1000 Washington, Inc., the 121 A entity, by its legal counsel.


James E. Sheldon

(member of the Massachusetts bar)

MEMORANDUM

JANUARY 22, 1981

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: FIRST AMENDMENT TO REPORT AND DECISION
ON 121A APPLICATION OF 1000 WASHINGTON, INC.

On December 4, 1980, the Authority voted to adopt a Report and Decision on the Application of Teradyne, Inc., on behalf of 1000 Washington, Inc., a wholly owned subsidiary of Teradyne. 1000 Washington Street, Inc., has filed a request to amend the 121A Application to provide for 4 minor zoning adjustments which were inadvertently omitted from the original Application. No changes in the Project as originally approved on December 4, 1980, are involved.

These changes are as follows:

- 1) An increase in floor area ratio to accommodate the cafeteria to be located on the building's roof;
- 2) A setback deviation for mechanical systems located on the roof;
- 3) A setback deviation of 3 inches and 5 inches, respectively, over Mullins Way and Washington Street for the overhang caused by the new building skin; and
- 4) A reduction in parking spaces within the building from 208 spaces to 15 spaces, provided, however, that at least 450 offstreet spaces will be provided on block away on land leased from the Mass. Department of Public Works.

In order for construction to continue on the developer's rehabilitation plan as previously approved by the Authority, the first three of these technical amendments are necessary, and it is recommended that they be approved. Because more information is required by the Authority staff respecting the fourth item, however, it is recommended that leave be granted to the Applicant to withdraw this item at the present time.

As this amendment represents no change in the Project, it is the opinion of the Chief General Counsel that no new public hearing is required. An appropriate vote follows:

VOTED: that the Boston Redevelopment Authority hereby approves and adopts the attached "First Amendment to the Report and Decision on the Application of 1000 Washington, Inc., for Authorization and Approval of a Project under Mass. General Laws (Ter. Ed.) Chapter 121A and Chapter 652 of the Acts of 1960, to be undertaken and carried out by a corporation organized pursuant to Mass. General Laws Chapter 156B, and Approval to Act as an Urban Redevelopment Corporation under said Chapter 121A".